

Easterling, Deborah

From: Easterling, Deborah
Sent: Monday, August 03, 2015 3:10 PM
To: -
Subject: RE: Duke Power Foothills Project

Dear Ms. Sedgwick,

This is to acknowledge receipt of your email to the Public Service Commission of South Carolina. Your email will become a part of ND-2015-20-E - Duke Energy Carolinas: Foothills Transmission and Substation Project- 45-Mile Transmission Line Between Asheville, NC, Power Plant and New Substation Near Campobello, SC, and will be posted on our website under this docket.

Please let me know if you should require any additional information.

Sincerely,

Deborah Easterling
Administrative Coordinator

From: Boyd, Jocelyn
Sent: Monday, August 03, 2015 1:51 PM
To: Easterling, Deborah; Duke, Daphne; DeSanty, Tricia
Subject: FW: Duke Power Foothills Project

From: MISSY SEDGWICK [[mailto:](#)]
Sent: Saturday, August 01, 2015 9:25 PM
To: Elam, Elliott
Subject: Fw: Duke Power Foothills Project

Sent: Saturday, August 01, 2015 8:34 P
Subject: Duke Power Foothills Project

DUKE POWER FOOTHILLS PROJECT:

I have submitted the following comments for parcels: #1010683 (54.80 acres), #9935490 (1.72 acres), and #9932570 (47.5 acres).

There are the three main points:

1) Henderson County Comprehensive development plan considers the I26/Upward road interchange to be a regional commercial center, and has zoned most of the land around that interchange as commercial or industrial, with the intent that the land can be easily developed in that manner. The segment 9C is passing through the edge of commercial center on the newly created 4 lane Upward Road/I26 interchange.

This is a terrible idea and may stifle development of this newly finished interchange, and this is bad for a county trying to increase jobs and industry. There are at least 5 or 6 undeveloped properties along this route which will be negatively impacted by segment 9C. We own 3 of them. Bottom line: The economic impact of routing 9C near the I26/Upward Road interchange goes far beyond agricultural impact your mapping tools may indicate. The potential for rapid development in this area is huge.

2) We've been trying to sell the roughly 60 acres of land in this parcel as commercial property for at least 7 years, and have had it listed since 2008. The property is used agricultural but it is zoned industrial. We've received at least 2 written offers which we have turned down due to price. We were assuming that the development in this area would increase once the Upward Road/I26 interchange was completed. Since segment 9C crosses a portion of that property and splits it into two pieces, it will devalue at least 5 acres and as much as 10 acres of the two parcels, and it will make the affected acreage difficult to develop. Based on the highest offered price we have received so far on this acreage, we estimate that it represents somewhere around \$700,000 to \$1,500,000 in property devaluation. The real number could be far larger.

3) 55 years ago, our family had approximately 30 acres taken under eminent domain laws for I-26. The financial impact of that eminent domain seizure was huge, and it caused the collapse of the dairy farm less than 4 years after the land was seized. Our family paid a very heavy price for the I-26 being planted right through the middle of our farm. Most importantly, 55 years later, we find ourselves looking at the eminent domain "gun", and a tremendous potential financial loss if this easement is placed across our property. Our family, and other families in the I26 corridor, have already paid tremendously when the land was seized for I-26. It is unfair to have to go through this process again.

Sincerely,
Roberta Hudgens Sedgwick